



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00048 Polkinghorn Addition Replat B
Application Type: Resubdivision Combination
CPC Hearing Date: July 25, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: West of Interstate 10 and north of Vinton Road
Acreage: 2.0 acres
Rep District: ETJ
Existing Use: Two existing structures
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Rio Grande River Trail (0.8 mile)
Nearest School: Canutillo Elementary (0.9 mile)
Park Fees Required: \$2,740
Impact Fee Area: Westside Service Area
Property Owner: Leticia Flores and Reinaldo Cartagena
Applicant: Calderon Engineering
Representative: Calderon Engineering

SURROUNDING ZONING AND LAND USE

North: ETJ / Low-density residential
South: ETJ / Low-density residential
East: ETJ / Low-density residential
West: ETJ / Low-density residential

PLAN EL PASO DESIGNATION: G3 Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide the property for 2 single-family lots. Access is proposed via Anthony Avenue. The applicant is requesting a waiver to curb, parkway, sidewalk and pavement improvements along Anthony Avenue. The applicant is also requesting a waiver of all improvements along Eighth Street.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver request as it complies with Section 19.10.050.A.1.a of the municipal code, which states that street improvements and/or rights-of-way may be waived when *fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street*

improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development. In this case, more than three quarters of the lots within a quarter mile are already developed, the existing street improvements are in character with the neighborhood and have sufficient capacity, and El Paso County has requested that no additional infrastructure be built. The DCC recommends **approval** of Polkinghorn Addition Replat B on a Resubdivision Combination basis.

Planning Division Recommendation

Planning recommends **approval** of the waiver request as it complies with Section 19.10.050.A.1.a of the municipal code, which states that street improvements and/or rights-of-way may be waived when *fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.* In this case, more than three quarters of the lots within a quarter mile are already developed, the existing street improvements are in character with the neighborhood and have sufficient capacity, and El Paso County has requested that no additional infrastructure be built. Planning recommends **approval** of Polkinghorn Addition Replat B on a Resubdivision Combination basis.

City Development Department - Land Development

Some items subject to waiver approval

1. Show existing grade on all cross sections on preliminary plat sheet.
2. Show proposed ROW improvements on sections A & B.
3. Section G should show driveway slope.
4. Provide sidewalk, header curb, and half of the pavement for 8th Street abutting property limits.
5. Provide sidewalk and header curb along Anthony Avenue abutting property limits.
6. Line type between lots 1 & 2 should be double dashed regular and boundary bold on final plat sheet.
7. Verify dedication statement for ROW improvements.

El Paso Water Utilities

1. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of Replat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.
2. Each lot within the subdivision shall have individual water and sewer service connections.
3. Water and sewer cost description is not accurate and must be updated.
4. Water and sewer connections and installation fees are due to EPWU prior to the installation of any water meter. The estimated cost for the installation of a ¾-inch water meter and the sewer connection is approximately \$6,400.00

Please keep in mind that the estimates provided are preliminary in nature and may vary depending on actual field conditions. An application for service shall be completed and submitted to EPWU to provide more accurate cost estimates

Water

5. There is an existing 6-inch diameter water main that extends along Anthony Avenue. This water main is available for service. There are no water mains along Eight Street.
6. EPWU records indicate one (1) ¾-inch water meter serving the subject property with 880 Anthony Avenue as the service address.

Sanitary Sewer

7. There is an existing 8-inch diameter sanitary sewer main that extends along Anthony Avenue fronting the subject property. This sanitary sewer main is available for service. There are no sewer mains along Eight Street.

General:

8. Application for additional water and sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

Parks and Recreation Department

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Canutillo** area of potential annexation by the City, thus subject to the requirements of Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation, however, per preliminary plat map, applicant is proposing two (2) Single-family residential lots; "Park fees" will be assessed based on this existing / proposed use however, covenants restricting the use to one Single-family dwelling unit per lot shall be provided prior to final plat application.

Applicant shall be required to pay "Park fees" in the amount of **\$2,740.00** based on the following calculations:

2 lots restricted to one Single-family dwelling unit per lot @ \$1,370.00 / dwelling =
\$2,740.00

Please allocate generated funds under Park Zone **NW-13**

Nearest Park located with-in adjacent Park Zone NW-9: **Westside Sports Complex**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions

School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable

- d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Engineering Report
6. Application
7. Waiver Request

ATTACHMENT 1



ATTACHMENT 2



FILE NAME: POLYMERIZATION ADD. PRELIMINARY PLAT
DATE PREPARED: APRIL 4, 1952
OFFICE: RD-17

SHEET NO. 2
OF 3 SHEETS

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO: SUSU13-00048
SUBDIVISION NAME: POLKINGHORN Addition REPLAT B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a replat of the easterly 200 feet of TRACT 15,
POLKINGHORN Addition, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>2.002</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.002</u>	_____

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☒ Combination of Both ☐

6. What type of drainage is proposed? (If applicable, list more than one)
on site ponding

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: NONE

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒



If Yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - (See Attached).

12. Owner of record Leticia C. Flores AND Reinaldo A. Cartagena 800 Antho Ave. Canutillo, TX, 79835 (805) 794-7140
 (Name & Address) (Zip) (Phone)
 13. Developer Leticia C. Flores AND Reinaldo Cartagena
 (Name & Address) 3031 Trawood Dr. (Zip) (Phone)
 14. Engineer Calderon Engineering EL PASO, TX 79936 (915) 855-7552
 (Name & Address) calderonengineering@elpbiz.com (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$1,083.00

OWNER SIGNATURE: Leticia C. Flores
 REPRESENTATIVE: Reinaldo A. Cartagena

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

ATTACHMENT 7

Baker, Nathaniel T.

From: Calderon Engineering <calderonengineering@elpbizclass.com>
Sent: Wednesday, July 10, 2013 2:10 PM
To: Baker, Nathaniel T.
Subject: Polkinghorn Addition Replat B

Mr. Baker,

We respectfully request a waiver to be allowed not to provide any improvements to the right of ways of Anthony Ave. and 8th Street for the proposed Polkinghorn Addition Replat B.

El Paso County Road and Bridge Dept., has not asked for nor requires these improvements to be made.

Thank you,

Manuel Calderon
Calderon Engineering
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(915) 855-8350 Fax
calderonengineering@elpbizclass.com